



Clements estate agents



Meadow Way, Hemel Hempstead, HP3 0AT

Asking Price £950,000

Clements Estate Agents are delighted to offer this superb four / five bedroom executive DETACHED family home situated in this sought after location ideally located for Hemel Hempstead railway station with direct links to London Euston. The property boasts excellent sized rooms, two en suite shower rooms, integral double garage, gas central heating, double glazing and well kept gardens to rear. NO UPPER CHAIN!

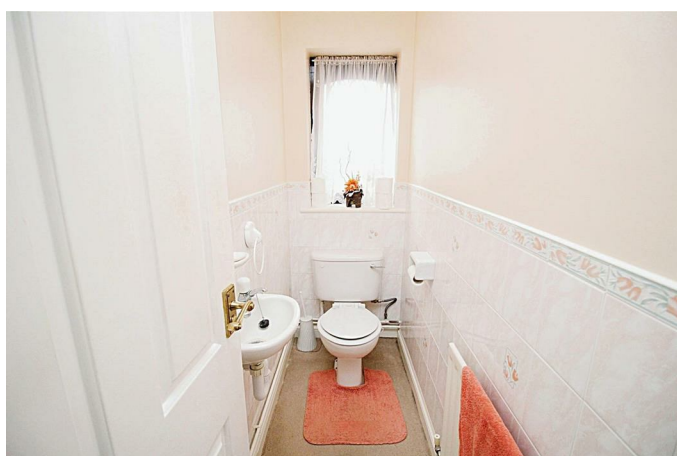
A superb four / five bedroom executive DETACHED family home situated in this sought after BOXMOOR location ideally located for Hemel Hempstead railway station with direct links to London Euston. The property boasts excellent sized rooms, downstairs cloakroom, two en suite shower rooms, good sized kitchen with separate utility room, Conservatory, off street parking and integral double garage, gas central heating, double glazing and well kept gardens to rear. We Hold Keys!

STORM PORCH

ENTRANCE HALLWAY



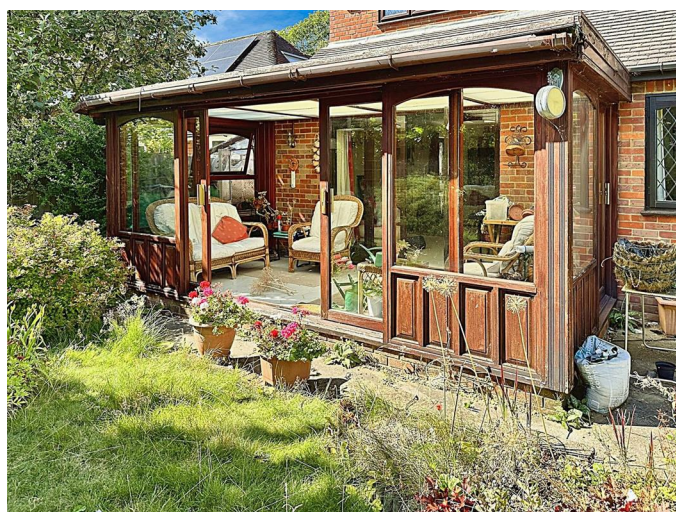
CLOAKROOM



LOUNGE 21'10 x 12'10 (6.65m x 3.91m)



CONSERVATORY 14'11 x 7'8 (4.55m x 2.34m)

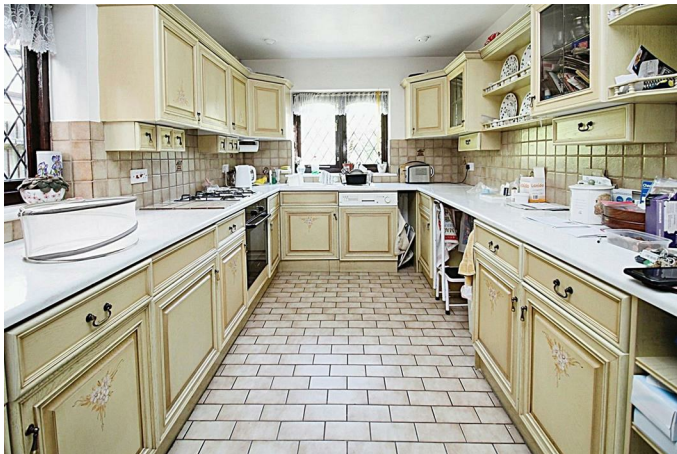


DINING ROOM 16'1 x 9'9 (4.90m x 2.97m)



STUDY 9'10 x 9'7 (3.00m x 2.92m)

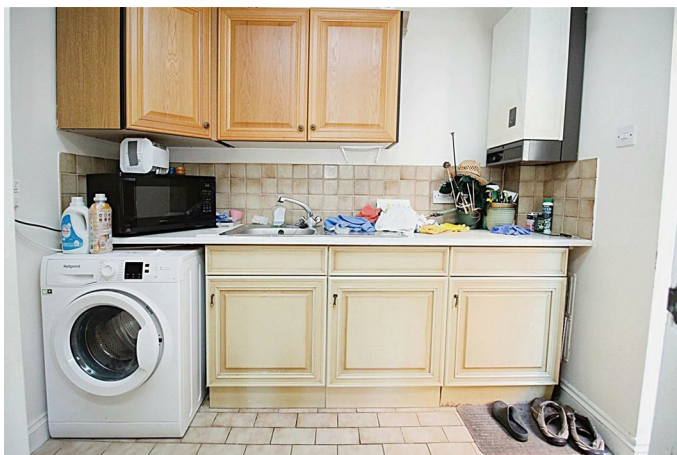
KITCHEN 15'3 x 7'11 (4.65m x 2.41m)



BEDROOM ONE 16'8 x 12'10 (5.08m x 3.91m)



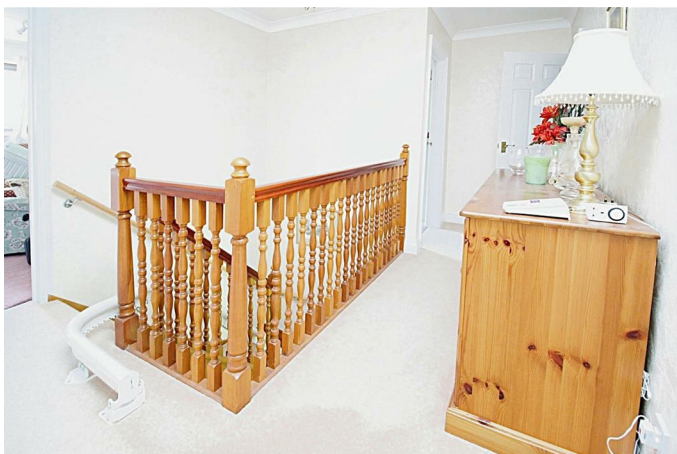
UTILITY ROOM 9 x 6 (2.74m x 1.83m)



EN SUITE SHOWER ROOM 9'11 x 8'5 (3.02m x 2.57m)



FIRST FLOOR LANDING



BEDROOM TWO 18'6 x 10'11 (5.64m x 3.33m)



EN SUITE SHOWER ROOM 8'1 x 4'11 (2.46m x 1.50m)

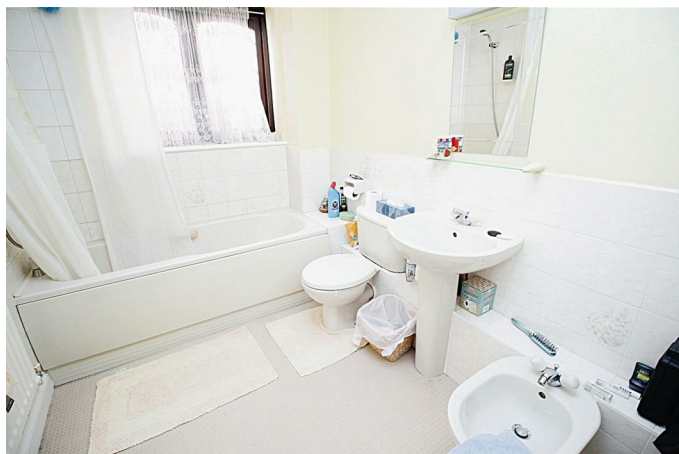
BEDROOM THREE 12'6 x 8'5 (3.81m x 2.57m)



BEDROOM FOUR 10'8 x 8'10 (3.25m x 2.69m)



BATHROOM 8'7 x 6'5 (2.62m x 1.96m)



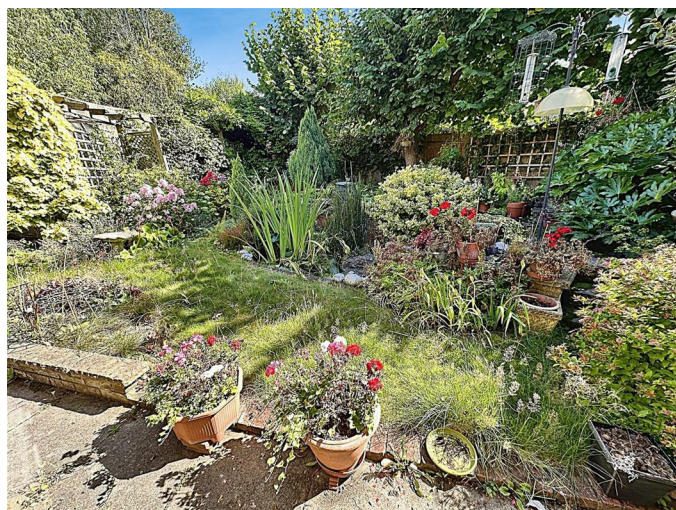
OUTSIDE



FRONT GARDEN & PARKING

INTEGRAL GARAGE

REAR GARDEN



Floor Plan

Ground Floor
Floor area 104.1 m² (1,121 sq.ft.)

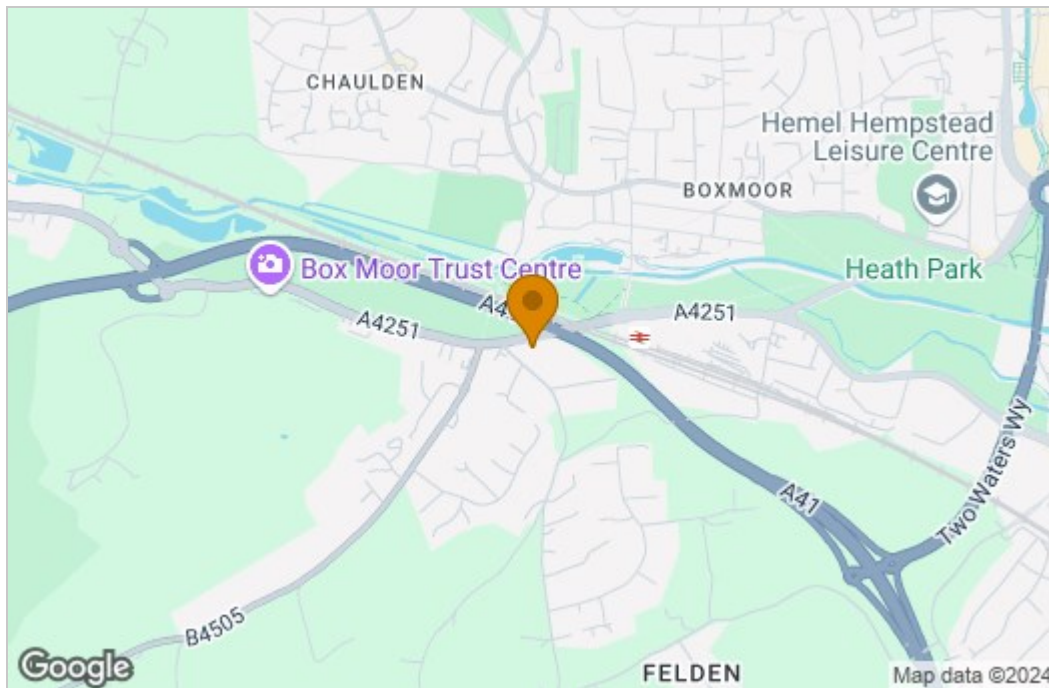
First Floor
Floor area 81.4 m² (877 sq.ft.)

TOTAL: 185.6 m² (1,998 sq.ft.)

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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